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GREENWAYS

SCAR BOTTOM LANE | GREETLAND | HX4 8PG

This spacious three-bedroom semi-detached home occupies an enviable elevated position, enjoying far-reaching south-facing views across the surrounding countryside.

Offering well-proportioned accommodation arranged over two floors, the property further benefits from a generous balcony and extensive cellar space, providing excellent additional storage.

Externally, the property boasts off-road parking, a single garage, a garden room and a mature rear garden, offering a variety of spaces for both relaxation and entertaining.

Situated on a quiet no-through road on the outskirts of Greetland, Greenways enjoys a convenient position close to highly regarded local schools, village amenities and excellent motorway links.

GROUND FLOOR

Entrance Hall
Sitting Room
Dining Kitchen
Conservatory

FIRST FLOOR

Bedroom 1 with Ensuite Shower Room
Bedroom 2 with Ensuite Shower Room
Bedroom 3
Bathroom

COUNCIL TAX	EPC RATING
D	D (Expired)

INTERNAL

Stepping into an entrance hall which leads through to a spacious sitting room, filled with natural light from a south-facing patio door that opens onto a large balcony overlooking the garden. The sitting area benefits from a wood-burning stove, creating a welcoming focal point, while glazed double doors lead into the conservatory, providing an ideal space for both relaxing and entertaining. The bright and airy dining kitchen boasts a combination of wall and base cabinetry, complemented by woodblock-style worktops. It is fitted with a range of integrated appliances, including an electric hob, electric oven and dishwasher. A sink is positioned beneath a front-facing window, while a patio door from the dining area opens directly onto the balcony.

To the first floor, the landing provides access to three bedrooms. Two are generous double rooms, both enjoying en-suite shower rooms and far-reaching countryside views, while the third double bedroom boasts useful storage and a window overlooking the garden. Completing the first-floor accommodation is a house bathroom comprising a white three-piece suite, including a freestanding bath, wash basin and WC.

EXTERNAL

To the front of the property, there is off-street parking for three cars, alongside a single garage and a small, raised garden. To the rear, the south-facing garden is arranged over several distinct tiers, incorporating a combination of lawned areas, paved seating spaces and mature planting. A garden room is positioned alongside the lower lawn, providing a tranquil spot to relax and enjoy the surroundings.

The property further benefits from extensive cellar storage, arranged across four rooms. Two are accessed via an internal staircase from the entrance hall, while the remaining two are accessed externally, one of which is fitted with a laundry area and dog shower.

LOCATION

Located between Greetland, Barkisland and Norland, within a mile of the excellent village schools in both areas. Varied amenities are within easy walking distance and include a Sports & Recreation Hall with Playing Fields, Church, General Store and Children's Play area.

The M62 Motorway (J22 & J24) is within 15 minutes' drive, providing excellent commuter links to Manchester, Leeds and beyond. Sowerby Bridge mainline railway station is within a 10 minute drive. There is a regular bus service from Rochdale Road, ideal for children/teenagers using school buses.

SERVICES

All mains services, gas central heating (boiler located in cellar), (electric) solar panels.

TENURE Freehold

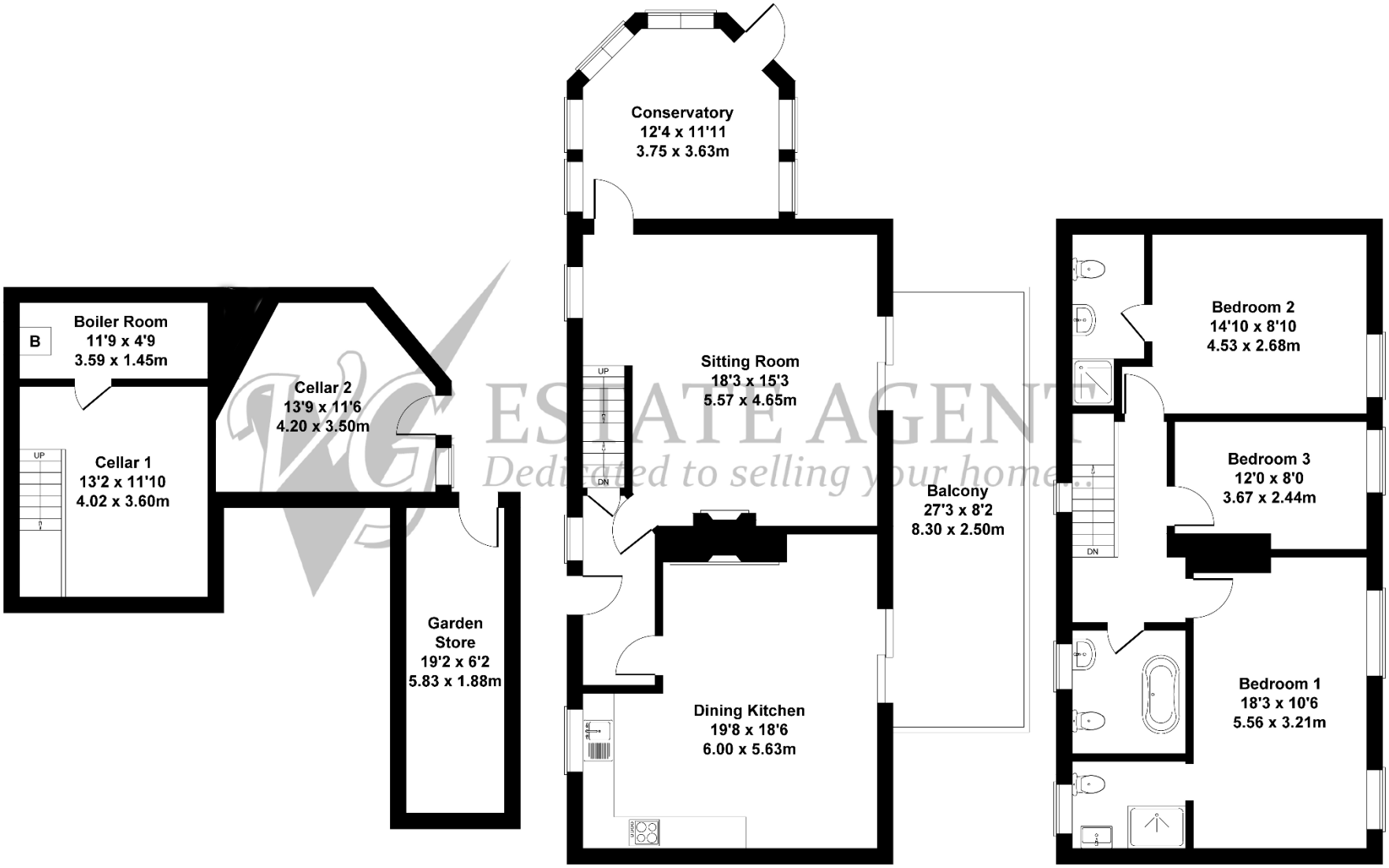
DIRECTIONS

From Ripponden take the Elland Road uphill, passing The Fleece Inn. Continue ahead into Rochdale Road, passing The Spring Rock and Sportsman Inn, Scar Bottom Lane can be found on the right after 0.5 miles, as Scar Bottom Lane forks, take the right fork and Greenways is the first property on the left.





Approximate Gross Internal Area
2045 sq ft - 190 sq m



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CELLAR

GROUND FLOOR

FIRST FLOOR













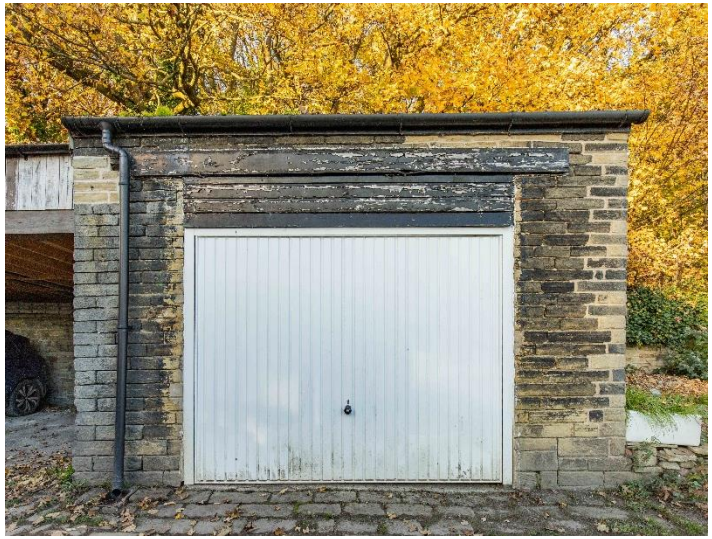







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